

Exhibit T
Ordinance Bill Approving Text Amendment TA-17-08

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
ADDING CHAPTER 15, SECTION 15-1612 AND 15-1613 OF THE
FRESNO MUNICIPAL CODE, RELATING TO THE KEARNEY
BOULEVARD HISTORIC CORRIDOR AND THE CALIFORNIA
AVENUE TRANSIT CORRIDOR OVERLAY DISTRICTS

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 15-1612 of the Fresno Municipal Code is added as follows:

[SECTION 15-1612. KEARNEY BOULEVARD HISTORIC CORRIDOR (KB)
OVERLAY DISTRICT.

- A. Purpose. The Kearney Boulevard Historic Corridor (KB) Overlay District is intended to preserve and enhance the historic character of Kearney Boulevard.
- B. Use Regulations. Those uses permitted in the Base District, subject to the limitations and conditions set forth therein.
- C. Development Standards. Development Standards shall be as required by the Base District, except as follows:
1. Front Setback. The front setback for new structures shall not be greater than 100% nor less than 90% of the average of the actual front setbacks of all residential structures on the blockface. The following exceptions shall apply:
 - a. In no instance shall the front setback be less than ten feet.
 - b. In no instance shall the setback for a new structure be less than the setback of an adjacent structure which is a designated historic resource.
 2. Building Orientation and Pedestrian Access. All new structures (excluding accessory structures) shall be oriented toward Kearney Boulevard with front

Date Adopted:

1 of 5

Date Approved:

Effective Date:

City Attorney Approval:



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doors facing the street, and a paved path no less than five feet in width shall be provided from the sidewalk to the front door.

3. Fences, Walls, and Hedges.

- a. Height. Front yard fences shall be a maximum of three feet in height.
- b. Materials and Opacity. Front yard fences shall be constructed in one of the following manners:
 - 1. Wrought iron or tubular steel with no more than 20% opacity;
or
 - 2. Wooden pickets with no more than 50% opacity.

4. Street Trees and Landscaping

- a. Retention of Existing Landscaping.
 - 1. Existing palm trees, eucalyptus trees, and oleander bushes shall be retained unless they are determined by the Review Authority to be a demonstrable health or safety threat, in which case they shall be replaced with a tree or bush of the same species.
 - 2. Notwithstanding Section 15-2308-C-3, the removal of eucalyptus trees shall require a Tree Removal Permit within the KB Overlay District.
- b. New Development. Any activity which requires a Development Permit, Planned Development Permit, or Development Agreement shall plant new palm trees, eucalyptus trees, and oleander bushes along Kearney Boulevard to the full extent necessary to continue and match the historic tree pattern along the entirety of the project's Kearney Boulevard frontage.

5. Frontage Road. All development shall continue the historic configuration of the boulevard with frontage roads on either side separated by planted side medians.]

Section 2. Section 15-1613 is added as follows:

[Section 15-1613. CALIFORNIA AVENUE TRANSIT CORRIDOR (CA) OVERLAY DISTRICT.

- A. Purpose. The California Avenue Transit Corridor (CA) Overlay District is intended to create a safe, convenient, and comfortable pedestrian environment along the residential sections of the California Avenue transit corridor.
- B. Use Regulations. Those uses permitted in the Base District, subject to the limitations and conditions set forth therein.
- C. Development Standards. Development Standards shall be as required by the Base District, except as follows:
1. Building Orientation and Pedestrian Access. All new structures (excluding accessory structures) shall be oriented toward California Avenue with front doors facing the street, and a paved path no less than five feet in width shall be provided from the sidewalk to the front door.
 2. Fences, Walls, and Hedges.
 - a. Height. Front yard fences shall be maximum of three feet in height.
 - b. Materials and Opacity. Front yard fences shall be constructed in one of the following manners:
 1. Wrought iron or tubular steel with no more than 20% opacity;
Or
 2. Wooden pickets with no more than 50% opacity.

- c. Walls. In no instance shall a wall be permitted within the required front yard setback or any other space which lies between residential structures and California Avenue.]

Section 3. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its final passage.

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 26th day of October 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor Approval: _____, 2017

Mayor Approval/No Return: _____, 2017

Mayor Veto: _____, 2017

Council Override Vote: _____, 2017

YVONNE SPENCE, CMC
City Clerk

By _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By _____
Talía Kolluri Date
Supervising Deputy City Attorney

TKB:nd (77287nd/tkb)